

Attachment "A"

The project occupies approximately 25 acres of an overall 60+/- acre mixed use project. The site, which is the former location of the American Locomotive Company, was acquired by the Maxon Alco Holdings, LLC ("Maxon") in 2010. They have been planning a mixed use project known as Mohawk Harbor which includes residential, retail, hotel, and office. It is also a brownfield site. As a result, Maxon has been working diligently with the various governmental jurisdictions for some time to properly mitigate the site and obtain the various approvals to develop the project. Thus, many of the key regulatory approvals are either in place or in process, and thus we do not anticipate any unusual permit conditions which would adversely impact the ability to develop the casino/hotel.

The 1st phase of the Mohawk Harbor Project consists of residential, retail, hotel, and office space. The Gaming Facility and related uses are proposed to be constructed on the southern portion of the overall 60+/- acre site. Phase 1 infrastructure (and accompanying approvals and permits) will ultimately benefit and serve the Gaming Facility, so it is being included as part of this Exhibit.

The list of the required state and local permits, as well as federal permits, along with the estimated dates by which they shall be obtained are summarized below.

List of Approvals / Permits and Estimated Schedule:

The proposed project will require approvals and/or permits from the Agencies listed below. Please note that the following does not include the Gaming License from the NYS Gaming Commission or any Zoning Approval as a detailed discussion on the required Zoning is provided in Exhibit VIII.C.3.a.

State Environmental Quality Act (SEQRA) review has been completed for the overall Mohawk Harbor project. This SEQRA review is being updated to analyze the casino and related facilities as well as modifications to the original Mohawk Harbor development plans. Below is a list of approvals/permits that will be obtained upon completion of the SEQRA process.

Each review and approving agency has its own specific procedures and required application materials. The Applicant will comply with all requirements to obtain all approvals and permits.

We anticipate that some of the approvals and permits will contain industry standard conditions of approval typical for the construction of real estate development projects.



Mohawk Harbor Project Infrastructure

<u>Approval & Permit/ Agency</u>	<u>Estimated Date</u>
No Effect Letter for Archaeological and Historic Impacts <ul style="list-style-type: none"> • NYS Office of Parks, Recreation and Historic Preservation 	Complete
DEC Approval of Remediation Design <ul style="list-style-type: none"> • NYS Department of Environmental Conservation 	August 2014
SEQRA Lead Agency Adopts Findings Statement	September 2014
Involved / Interested Agencies:	
<ul style="list-style-type: none"> • Schenectady Metroplex Development Authority (Lead Agency) • City of Schenectady Planning Commission • City of Schenectady City Council • City of Schenectady DPW • City of Schenectady Engineering • City of Schenectady Industrial Development Agency • NYS Gaming Commission - (as an Involved Agency) • NYS Department of Environmental Conservation • NYS Office of Parks, Recreation and Historic Preservation • NYS Department of Transportation • NYS Empire State Development Corporation • NYS Canal Corporation • NYS Office of General Services • Federal Aviation Administration • US Army Corp. of Engineers 	
Site Plan approval <ul style="list-style-type: none"> • City of Schenectady Planning Commission 	October 2014
Approval of water and sewer connection permits <ul style="list-style-type: none"> • City of Schenectady DPW 	October 2014
SPDES compliance SWPPP/MS4 & 5 acre waiver Approval <ul style="list-style-type: none"> • City of Schenectady Engineering 	October 2014
Floodplain Development Permit <ul style="list-style-type: none"> • City of Schenectady Engineering 	October 2014
SPDES General Permit <ul style="list-style-type: none"> • NYS Department of Environmental Conservation 	October 2014
Approval of the water and sanitary sewer extensions <ul style="list-style-type: none"> • NYS Department of Health 	October 2014



Approval of individual Joint Permit for work along the Mohawk River	October 2014
<ul style="list-style-type: none">• US Army Corps of Engineers• NYS Department of Environmental Conservation	
401 water quality certification	October 2014
<ul style="list-style-type: none">• NYS Department of Environmental Conservation	
Work Permit for work along the Mohawk River	October 2014
<ul style="list-style-type: none">• NYS Canal Corporation• NYS Canal Corporation Real Estate	
Approval of the dedicated roadways/EDPL	Oct. /Nov. 2014
<ul style="list-style-type: none">• City of Schenectady, City Council	
Highway Work Permit for new curb cut onto Erie Boulevard	February 2015
<ul style="list-style-type: none">• NYS Department of Transportation	

Note: Erie Boulevard/Nott Street – A separate intersection improvement project is currently underway by the City of Schenectady (NYSDOT PIN 1758.00) to address long-term operations and safety considerations. The preferred improvement, which has been approved by NYSDOT, is to construct a roundabout.

This project is in the Design Approval stage with approval expected by the end of July 2014 and is scheduled to be Authorized for Construction on or before September 30, 2014.



Gaming Facility

Approval & Permit/ Agency

Estimated Date

Resolution of Host Community Support
• City of Schenectady, City Council

Complete - June 2014

The Applicant intends to proceed with design work and to pursue the following approvals immediately upon being selected by the Gaming Facility Location Board. Time periods below are measured from the date of selection by the Gaming Facility Location Board, not the award of a license by the NYS Gaming Commission.

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| Site Plan approval
• City of Schenectady Planning Commission | 3 to 4 months after selection |
| SPDES compliance SWPPP/MS4 & 5 acre waiver Approval
• City of Schenectady Engineering | 3 to 4 months after selection |
| Approval of water and sewer connection permits
• City of Schenectady DPW | 3 to 4 months after selection |

